

B&Q Cricklewood ES Volume III

Appendix 9-2: GLAAS Consultation

Montreaux Cricklewood Developments Ltd

July 2020

From: O'Gorman, Laura <Laura.O'Gorman@HistoricEngland.org.uk>
Sent: 13 February 2020 15:02
To: Boscher, Loic
Subject: RE: B&Q Cricklewood advise

Hi Loic,

Thanks for sending through the draft DBA. From the information that has been supplied it is clear that there is unlikely to be a significant archaeological impact from any development on this site owing to the predicted low archaeological potential for archaeological remains that pre-date the late post-medieval period. I therefore agree that no further archaeological works would be required for this site.

I do however have a couple of comments on the DBA which need to be addressed before I can add it to the HER or before it is submitted with the application.

1. Could you include a plan of the geotechnical works that have been carried out within the site?
2. The site location on Figure 3 appears to be in the wrong place. It should be located to the east of the Roman Road
3. Again the site location on figure 4 looks to be in the wrong place. It should be located further to the south at the Cricklewood junction.
4. The site location on figures 5, 6 and 7 should be slightly to the east away from the Roman Road

Once updated could you send me the final report so that it can be added to the HER.

Regards,
Laura

Laura O'Gorman
Assistant Archaeology Advisor (GLAAS)
Regions Group: London and South East

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From: Boscher, Loic [<mailto:Loic.Boscher@aecom.com>]
Sent: 11 February 2020 12:09
To: O'Gorman, Laura
Subject: RE: B&Q Cricklewood advise

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Hi Laura,

Sure thing, I've attached the draft DBA here for reference.

It's mostly done, although the figures still need some fiddling.

Any advice you could provide would be greatly appreciated.

Thank you,
Loic

From: O'Gorman, Laura <Laura.O'Gorman@HistoricEngland.org.uk>
Sent: 11 February 2020 09:24
To: Boscher, Loic <Loic.Boscher@aecom.com>
Subject: RE: B&Q Cricklewood advise

Hi Loic,

Unfortunately we know very little about the site and so I will need to rely on your research and conclusions in the DBA. Is it possible to send through a draft of the DBA so that I can give more informed advice in regards to any further archaeological works?

Regards,
Laura

Laura O'Gorman
Assistant Archaeology Advisor (GLAAS)
Regions Group: London and South East

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From: Kidd, Sandy
Sent: 05 February 2020 17:28
To: Glaas; O'Gorman, Laura
Subject: Fwd: B&Q Cricklewood advise

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: "Boscher, Loic" <Loic.Boscher@aecom.com>
Date: 04/02/2020 16:52 (GMT+00:00)
To: "Kidd, Sandy" <Sandy.Kidd@HistoricEngland.org.uk>
Subject: B&Q Cricklewood advise

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Dear Sandy,

I am currently completing a DBA in support of an EIA scheme encompassing the proposed redevelopment of the B&Q site in Cricklewood in the London Borough of Barnet (NGR TQ 23857 85892). The Site is currently occupied by the B&Q, a poundstretcher, a tile vendor, and associated stocking yards and carparks. The proposed development will involve the demolition of existing building and the development of up to 1,100 residential units (Use Class C3); including up to 373 Build to Rent apartments; and up to [tbd] sq.m GEA of flexible commercial space (within Use Class A3, B1, D1 and D2); alongside associated access, car parking, landscaping and other associated works and improvements.

Historic mapping shows that the Site lay in enclosed agricultural land for much of the post-medieval period before being landscaped as part of a large garden for Rockhalls Lodge, a small estate on the outskirts of London built in the mid-19th century predating the arrival of the railway to Cricklewood in 1968. A few small buildings, possibly cottages, were erected at this time in the northeast corner of the Site. In the late 19th century the buildings were demolished, the ground level was raised several metres, and the Childs Hill Sidings were built over the entirety of the Site. These sidings expanded gradually throughout the 20th century until their removal in the 1970s. A warehouse building then briefly occupied the eastern side of the Site before being demolished to make way for a large food superstore in the south-west half of the Site in the 1990s. This was later acquired by BQ& and converted to its current use in the early 00s. Geotechnical studies recently carried out show that made ground levels vary between 0.6m and 3m in depth. It is likely that the late 19th century dumped soil used to level the Site was truncated by later 20th century developments, resulting in the varying depth of made ground.

Despite the location of the Site 100m east of Watling Street and abutting directly east of the LBB's Cricklewood APA, the DBA has only identified a high potential for previously unrecorded post-medieval and modern remains, a moderate potential medieval remains, and a low potential for Roman remains, and a very low potential for remains of all other periods. This is based on the location of the Site and on the results of a number of archaeological investigations in the vicinity which have revealed little to no evidence of occupation pre-dating the 19th century. Previously unrecorded medieval remains, if present, are likely to consist of agricultural features (field boundaries, drains, etc.) of local interest at most. Remains relating to the post-medieval and modern periods are likely to consist of similar agricultural features, evidence of mid-19th century landscaping, late 19th century dumped deposits, remains of the railway sidings, and/or remains of late 20th century developments. These are considered of no archaeological or historical interest.

There are no plan for any basements as part of the proposed development, and intrusive works will be largely limited to existing made ground deposits, although piling will extend beyond these into the underlying London Clay sedimentary bedrock.

I would be grateful for any additional information or advice you have regarding this site. I would also be grateful if you could let me know your opinion on the development impacts and any likely requirements for mitigation.

Thank you,
Loic

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